

Flat 44 Mowbray Court, Butts Road, Heavitree, Exeter, EX2 5TQ



An immaculate and well presented first floor one bedroom retirement flat set in the popular and sought after location of Heavitree with easy access to local amenities and great public transport links. The accommodation comprises entrance hall, lounge/diner, kitchen, bedroom, bathroom, the property benefits from stunning communal gardens and on site parking and the complex provides a 24-hour warden, residents lounge, communal laundry and reading room, plus a guest suite. Viewing is highly recommended to appreciate what is on offer.

Offers in the Region of £115,000 Leasehold DCX02882

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via personal front door with doors to the Lounge, Bedroom, Shower Room and large storage cupboard which houses the hot water tank and has slatted shelving. Radiator. Telephone intercom point. Access to the loft void above.

Lounge 20' 3" x 14' 0" (6.182m x 4.269m)

Rear aspect uPVC double glazed window with view over the communal grounds. Electric fireplace with marble surround and hearth. Television point. Telephone point. Electric night storage heater. Double doors to the Kitchen.



Kitchen 8' 9" x 7' 7" (2.66m x 2.312m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units. Stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Further appliance space. Coved ceiling.

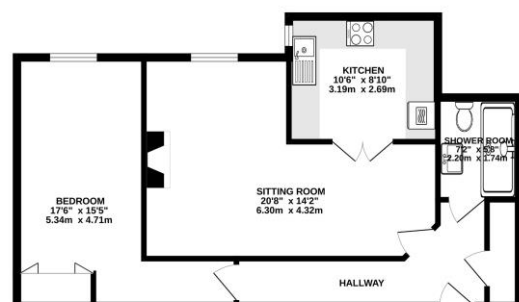


Bedroom 17' 7" x 8' 10" (5.351m x 2.690m)

Rear aspect uPVC double glazed window with view over the communal grounds. Built-in double wardrobe with hanging space and shelving. Television point. Coved ceiling. Electric night storage heater.



SECOND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.
All areas are approximate and based on the best available information. The actual area may vary slightly due to the way the space is measured. The actual area may also vary slightly due to the way the space is measured. The actual area may also vary slightly due to the way the space is measured.

Shower Room

Three piece suite comprising walk-in shower cubicle, low level WC, wash hand basin with mixer tap and storage below. Tiled walls. Electric wall-mounted heater. Extractor fan. Heated towel rail.



Lease Information

Lease Length 74 years Ground Rent £1 Service Charge £2355 per year

Communal Areas

Communal living room with access to the well kept grounds.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

Flat 44 Mowbray Court Butts Road EXETER EX2 5TQ	Energy rating B	Valid until:	20 November 2035
		Certificate number:	9330-2810-4590-2825-3681

Property type

Top-floor flat

Total floor area

47 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)